

WICHITA HISTORIC PRESERVATION BOARD MINUTES
10 DECEMBER 2007
CITY HALL, 455 N. MAIN, 10TH FLOOR
3:00 P.M.

The WICHITA HISTORIC PERSERVATION BOARD MEETING WAS CALLED TO ORDER AT 3:00 P.M.

ITEM NO. 1 ROLL CALL

Members Present: Elena Ingle
 Rachelle Pulkkila
 Mike Seiwert
 Vicki Churchman
 Claire Willenberg

Members Absent: Kim Edgington
 Jim Guy

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
 Sharon Dickgrafe, City Attorney
 Mike Gable, OCI
 Valerie Robinson, recording secretary

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

None

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$ 122,678.00
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$ 6,548.00

ITEM NO. 4 CORRESPONDENCE

None

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 5 NOVEMBER 2007 MEETING

Motion #1 made by Seiwert, 2nd by Willenberg to approve minutes of November 5, 2007 as presented. Motion carried unanimously (5-0).

ITEM NO. 6 OLD BUSINESS

- 1. MAJOR:** (HPC2007-00477) Environs, Kress, Michigan, Lassen, Farmers and Bankers, Scottish Rite Consistory, Brown Building, Orpheum Theater
- APPLICANT:** Phil Ruffin
- FOR:** 132 N. Broadway

Applicant proposes to tear down 1957 cinder block building and replace with surface parking lot.

Motion #2 made by Seiwert, 2nd by Ingle to find the proposed project does not encroach, damage or destroy the environs of Kress, Michigan, Lassen, Farmers and Bankers, Scottish Rite Consistory, Brown and Orpheum Theater buildings. Motion carried unanimously (5-0).

- 2. MAJOR:** (HPC2005-00259) Michigan Building, Exchange Place Redevelopment
- APPLICANT:** Real Development/Brad Teeter
- FOR:** 206 E. Douglas

Applicant proposes amendment to original case allowing demolition of 210 E. Douglas, portions of 100 N. Market and 206 E. Douglas in a mixed use development consisting of apartment units, retail and parking structure.

Motion #3 made by Churchman, 2nd by Willenberg to find the partial demolition does encroach, damage or destroy the Michigan building listed in the Register of Historic Kansas Places and deny the amended Certificate of Appropriateness Application. In addition, to instruct, staff to prepare statements to be included in support of the project in the green sheet. Role call vote, motion carried unanimously (5-0).

Pulkkila: deny, in favor of the project but to adhere to the letter of the law, we need to deny it.

Churchman: we have to deny project as preservation board, if the Michigan Building is to be preserved and if this plan moves forward, I feel good about it, and on a personal level have no problem with it.

Seiwert: vote to deny, but agree with the two prior statements that this project should move forward.

Willenberg: deny, in favor of the design of the project.

Ingle: agrees to deny, but would also like to congratulate the people behind this project, that have come up with something that would not leave a space in the middle of the block. They are preserving the facade of the Michigan building, which is the most important part. I hope that the fact that we are denying it will not impact what they can take to the City Council.

ITEM NO. 7 CONSENT AGENDA

- A. Roof Repairs**
HPC2007-00484-487; 489-492; 494; 496-497; 499-502; 504-509; 512-513; 515-521.
- B. Signs**
HPC2007-510 1411 N Broadway. Remove existing sign and replace with granite monument sign.
- C. Other**
HPC2007-00488 1642 N. Jackson. Construct wood frame shed in back yard.

Motion # 4 made by Seiwert, 2nd by Pulkkila to approve the consent agenda. Motion carried unanimously (5-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- 1. **MAJOR:** (HPC2007-00493) Environs, Market Street Cottage, Hypatia House, Comley House
APPLICANT: USD 259
FOR: 1202 N. Main

Applicant proposes to tear down 1946 stucco church building and replace with surface parking lot for school employees.

Julie Hedrick, 3850 N Hydraulic, Wichita KS 67219, was present for questions or comments.

Motion #5 made by Seiwert, 2nd by Pulkkila to find the proposed demolition of 1204 N Main does not encroach, damage or destroy the environs of Market Street Cottage, Hypatia House and Comley House. In addition, pictures and written history are to be submitted to Kathy Morgan for history preservation. Motion carried unanimously (5-0).

- 2. **MAJOR:** (HPC2007-00498) Newbern-Gore House, Revolving Loan Application
APPLICANT: Sharon O'Neill
FOR: 400 S. Roosevelt

Applicant requests a revolving loan in the amount of \$25,000 for roof, soffit and window repairs.

Motion #6 made by Seiwert, 2nd by Churchman to approve the submission of the loan application with the stipulation that it meets all other loan application requirements and the scope of work meet the standards for tax credit program. Motion carried unanimously (5-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

- 1. Sharon Dickgrafe – explanation of Open Meetings
- 2. CLG training, January 14, 2008 @ 12:30, lunch to be provided. Regular meeting will begin at 3:00 p.m.
- 3. NRHP Nominations approved by State Historic Sites Review Board on Saturday Dec 1:
Ablah House, North Topeka Apartment Historic District, and Eagle's Lodge Building
- 4. Introduction of Eric Cale, Director, Sedgwick County Historical Museum

ITEM NO. 10 ADJOURNMENT

Motion #7 made by Churchman, 2nd by Ingle to adjourn meeting at 3:51 p.m. Motion carried unanimously (5-0).